



Jillian Weaver, CMCA®  
Community Manager

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
As of November 30, 2016

	<u>Balance Nov 30, 2016</u>	<u>Balance Oct 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	88,868.90	91,565.27	(2,696.37)
1650 - Due To/From Reserves	(21,940.00)	(19,197.50)	(2,742.50)
<b>Total Operating Funds</b>	<b>66,928.90</b>	<b>72,367.77</b>	<b>(5,438.87)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	1,645.10	1,903.61	(258.51)
1525 - Accounts Receivable Other	197.52	273.38	(75.86)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
<b>Total Accounts Receivable</b>	<b>2,292.62</b>	<b>2,626.99</b>	<b>(334.37)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	3,146.58	3,908.23	(761.65)
<b>Total Prepaid Expenses</b>	<b>3,146.58</b>	<b>3,908.23</b>	<b>(761.65)</b>
<b>Other Property &amp; Equipment</b>			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(53,106.13)	(53,106.13)	0.00
<b>Total Other Property &amp; Equipment</b>	<b>5,801.56</b>	<b>5,801.56</b>	<b>0.00</b>
<b>Total Assets</b>	<b>78,169.66</b>	<b>84,704.55</b>	<b>(6,534.89)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	38.90	108.90	(70.00)
<b>Total Accounts Payable</b>	<b>38.90</b>	<b>108.90</b>	<b>(70.00)</b>

**Balance Sheet Report**  
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**Operating**

As of November 30, 2016

	<u>Balance Nov 30, 2016</u>	<u>Balance Oct 31, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	883.17	853.17	30.00
2595 - Deferred Revenue	47,125.00	58,906.25	(11,781.25)
<b>Total Prepaid Assessments</b>	<u><b>48,008.17</b></u>	<u><b>59,759.42</b></u>	<u><b>(11,751.25)</b></u>
<b>Total Liabilities</b>	<u><b>48,047.07</b></u>	<u><b>59,868.32</b></u>	<u><b>(11,821.25)</b></u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	38,517.01	38,517.01	0.00
3005 - Equity Adjustments - Prior Periods	(4,034.08)	(4,034.08)	0.00
<b>Total Owners Equity</b>	<u><b>34,482.93</b></u>	<u><b>34,482.93</b></u>	<u><b>0.00</b></u>
<b>Total Owners' Equity</b>	<u><b>34,482.93</b></u>	<u><b>34,482.93</b></u>	<u><b>0.00</b></u>
<b>Operating Income / (Loss)</b>	<u><b>(4,360.34)</b></u>	<u><b>(9,646.70)</b></u>	<u><b>5,286.36</b></u>
<b>Total Liabilities and Owner Equity</b>	<u><u><b>78,169.66</b></u></u>	<u><u><b>84,704.55</b></u></u>	<u><u><b>(6,534.89)</b></u></u>

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Reserves**

As of November 30, 2016

	<u>Balance Nov 30, 2016</u>	<u>Balance Oct 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	105,630.84	107,638.30	(2,007.46)
1651 - Due To/From Operating	21,940.00	19,197.50	2,742.50
<b>Total Reserve Funds</b>	<b><u>127,570.84</u></b>	<b><u>126,835.80</u></b>	<b><u>735.04</u></b>
<b>Total Assets</b>	<b><u>127,570.84</u></b>	<b><u>126,835.80</u></b>	<b><u>735.04</u></b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	51,690.67	51,690.67	0.00
3268 - General Reserve - Prior Yrs	69,234.49	69,234.49	0.00
<b>Total Owners Equity</b>	<b><u>120,925.16</u></b>	<b><u>120,925.16</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>120,925.16</u></b>	<b><u>120,925.16</u></b>	<b><u>0.00</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>6,645.68</u></b>	<b><u>5,910.64</u></b>	<b><u>735.04</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>127,570.84</u></b>	<b><u>126,835.80</u></b>	<b><u>735.04</u></b>

  
Jillian Weaver, CMCA®  
Community Manager

# Income Statement Report Nelson Farm Homeowner's Assn. Inc. Operating

November 01, 2016 thru November 30, 2016

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	94,250.00	94,250.00	0.00	141,375.00	47,125.00
<b>Total Assessment Income</b>	<b>11,781.25</b>	<b>11,781.00</b>	<b>0.25</b>	<b>94,250.00</b>	<b>94,250.00</b>	<b>0.00</b>	<b>141,375.00</b>	<b>47,125.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	40.63	0.00	40.63	331.67	0.00	331.67	0.00	(331.67)
<b>Total Collections Income</b>	<b>40.63</b>	<b>0.00</b>	<b>40.63</b>	<b>331.67</b>	<b>0.00</b>	<b>331.67</b>	<b>0.00</b>	<b>(331.67)</b>
<b>Total Operating Income</b>	<b>11,821.88</b>	<b>11,781.00</b>	<b>40.88</b>	<b>94,581.67</b>	<b>94,250.00</b>	<b>331.67</b>	<b>141,375.00</b>	<b>46,793.33</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
5090 - Office Supplies	63.18	100.00	(36.82)	1,384.78	1,800.00	(415.22)	2,200.00	815.22
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	10.00	16.00	(6.00)	194.00	133.00	61.00	200.00	6.00
<b>Total Administrative</b>	<b>73.18</b>	<b>116.00</b>	<b>(42.82)</b>	<b>1,596.78</b>	<b>1,933.00</b>	<b>(336.22)</b>	<b>8,420.00</b>	<b>6,823.22</b>
<b>Communications</b>								
5200 - Community Events	0.00	0.00	0.00	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	269.72	75.00	194.72	1,808.13	1,305.00	503.13	1,600.00	(208.13)
<b>Total Communications</b>	<b>269.72</b>	<b>75.00</b>	<b>194.72</b>	<b>2,314.08</b>	<b>1,805.00</b>	<b>509.08</b>	<b>2,100.00</b>	<b>(214.08)</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	761.65	790.00	(28.35)	6,039.19	6,317.00	(277.81)	9,475.00	3,435.81
<b>Total Insurance</b>	<b>761.65</b>	<b>790.00</b>	<b>(28.35)</b>	<b>6,039.19</b>	<b>6,317.00</b>	<b>(277.81)</b>	<b>9,475.00</b>	<b>3,435.81</b>
<b>Utilities</b>								
6000 - Electric Service	54.16	0.00	54.16	3,012.77	2,525.00	487.77	2,525.00	(487.77)
6005 - Gas Service	42.95	45.00	(2.05)	2,491.24	4,200.00	(1,708.76)	4,200.00	1,708.76
6025 - Water Service	471.29	150.00	321.29	9,270.97	8,750.00	520.97	9,150.00	(120.97)
6035 - Trash and Recycling Service	0.00	0.00	0.00	438.00	350.00	88.00	350.00	(88.00)

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

November 01, 2016 thru November 30, 2016

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6050 - Telephone Service	0.00	0.00	0.00	197.94	450.00	(252.06)	450.00	252.06
<b>Total Utilities</b>	<b>568.40</b>	<b>195.00</b>	<b>373.40</b>	<b>15,410.92</b>	<b>16,275.00</b>	<b>(864.08)</b>	<b>16,675.00</b>	<b>1,264.08</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6160 - Tree Maintenance	0.00	0.00	0.00	0.00	500.00	(500.00)	1,000.00	1,000.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>700.00</b>	<b>(700.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	470.50	1,200.00	(729.50)	1,200.00	729.50
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>470.50</b>	<b>1,200.00</b>	<b>(729.50)</b>	<b>1,200.00</b>	<b>729.50</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	5,976.00	5,976.00	0.00	5,976.00	0.00
6434 - Pest Control	0.00	0.00	0.00	129.00	200.00	(71.00)	200.00	71.00
6438 - Pool Management	0.00	0.00	0.00	28,425.00	36,900.00	(8,475.00)	36,900.00	8,475.00
6442 - Snow Removal Services	0.00	140.00	(140.00)	225.00	140.00	85.00	700.00	475.00
<b>Total Contracted Services</b>	<b>747.00</b>	<b>887.00</b>	<b>(140.00)</b>	<b>34,755.00</b>	<b>43,216.00</b>	<b>(8,461.00)</b>	<b>43,776.00</b>	<b>9,021.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	858.46	1,000.00	(141.54)	1,000.00	141.54
6530 - Common Areas Repair & Maintenance	0.00	41.00	(41.00)	65.00	333.00	(268.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	664.50	500.00	164.50	500.00	(164.50)
6700 - Pool Supplies/Repair & Maintenance	386.15	0.00	386.15	6,026.79	7,800.00	(1,773.21)	7,800.00	1,773.21
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
<b>Total Repair &amp; Maintenance</b>	<b>386.15</b>	<b>41.00</b>	<b>345.15</b>	<b>7,614.75</b>	<b>11,033.00</b>	<b>(3,418.25)</b>	<b>11,200.00</b>	<b>3,585.25</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	52.50	400.00	(347.50)	400.00	347.50
7020 - Legal Services	0.00	166.00	(166.00)	723.00	1,333.00	(610.00)	2,000.00	1,277.00
7025 - Legal Services - Collections	0.00	0.00	0.00	(10.07)	0.00	(10.07)	0.00	10.07

**Income Statement Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**

November 01, 2016 thru November 30, 2016

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7040 - Management Fees	986.92	987.00	(0.08)	7,895.36	7,895.00	0.36	11,843.04	3,947.68
7095 - Meeting Minutes	0.00	0.00	0.00	140.00	100.00	40.00	175.00	35.00
<b>Total Professional Services</b>	<b>986.92</b>	<b>1,153.00</b>	<b>(166.08)</b>	<b>8,800.79</b>	<b>9,728.00</b>	<b>(927.21)</b>	<b>14,418.04</b>	<b>5,617.25</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	2,742.50	2,743.00	(0.50)	21,940.00	21,941.00	(1.00)	32,910.96	10,970.96
<b>Total Other Expenses</b>	<b>2,742.50</b>	<b>2,743.00</b>	<b>(0.50)</b>	<b>21,940.00</b>	<b>21,941.00</b>	<b>(1.00)</b>	<b>32,910.96</b>	<b>10,970.96</b>
<b>Total Operating Expense</b>	<b>6,535.52</b>	<b>6,000.00</b>	<b>535.52</b>	<b>98,942.01</b>	<b>114,148.00</b>	<b>(15,205.99)</b>	<b>141,375.00</b>	<b>42,432.99</b>
<b>Total Operating Income / (Loss)</b>	<b>5,286.36</b>	<b>5,781.00</b>	<b>(494.64)</b>	<b>(4,360.34)</b>	<b>(19,898.00)</b>	<b>15,537.66</b>	<b>0.00</b>	<b>4,360.34</b>

**Income Statement Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Reserves**

November 01, 2016 thru November 30, 2016

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	2,742.50	2,743.00	(0.50)	21,940.00	21,941.00	(1.00)	32,910.96	10,970.96
4910 - Interest Earned - Reserve Accounts	17.54	0.00	17.54	89.12	0.00	89.12	0.00	(89.12)
<b>Total Investment Income</b>	<b>2,760.04</b>	<b>2,743.00</b>	<b>17.04</b>	<b>22,029.12</b>	<b>21,941.00</b>	<b>88.12</b>	<b>32,910.96</b>	<b>10,881.84</b>
<b>Total Reserves Income</b>	<b>2,760.04</b>	<b>2,743.00</b>	<b>17.04</b>	<b>22,029.12</b>	<b>21,941.00</b>	<b>88.12</b>	<b>32,910.96</b>	<b>10,881.84</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	1,276.92	2,000.00	(723.08)	2,000.00	723.08
9828 - Concrete Expenses	0.00	0.00	0.00	0.00	2,300.00	(2,300.00)	2,300.00	2,300.00
9852 - Fences, Gates & Walls Expenses	2,025.00	0.00	2,025.00	2,025.00	800.00	1,225.00	800.00	(1,225.00)
9924 - Pools & Spas Expenses	0.00	0.00	0.00	12,081.52	14,600.00	(2,518.48)	14,600.00	2,518.48
<b>Total Reserve Expenses</b>	<b>2,025.00</b>	<b>0.00</b>	<b>2,025.00</b>	<b>15,383.44</b>	<b>19,700.00</b>	<b>(4,316.56)</b>	<b>19,700.00</b>	<b>4,316.56</b>
<b>Total Reserves Expense</b>	<b>2,025.00</b>	<b>0.00</b>	<b>2,025.00</b>	<b>15,383.44</b>	<b>19,700.00</b>	<b>(4,316.56)</b>	<b>19,700.00</b>	<b>4,316.56</b>
<b>Total Reserves Income / (Loss)</b>	<b>735.04</b>	<b>2,743.00</b>	<b>(2,007.96)</b>	<b>6,645.68</b>	<b>2,241.00</b>	<b>4,404.68</b>	<b>13,210.96</b>	<b>6,565.28</b>
<b>Total Association Net Income / (Loss)</b>	<b>6,021.40</b>	<b>8,524.00</b>	<b>(2,502.60)</b>	<b>2,285.34</b>	<b>(17,657.00)</b>	<b>19,942.34</b>	<b>13,210.96</b>	<b>10,925.62</b>